Box 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
Third Floor
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $93,000.00

Judith Draper
AFFIANT

Subscribed and sworn to before me, this 24th day of July, 1998.

Notary Public

My Commission Expires: 11/27/98

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Judith Draper 4225 Harding Road #108 Nashville, TN 37205	The Community Bank 4205 Hillsboro Road Nashville, TN 37215	103-16-0 -C-108.00 CO 7DA 79507

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES A. VARNEY, JR., an unmarried person,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JUDITH DRAPER,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 108 on the plan of Wellington Arms, a condominium development of record in Book 5200, page 316, Register's Office for said County, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to James A. Varney, Jr., by deed from Edwin B. Raskin, Trustee, of record in Book 7190, page 896, Register's Office for Davidson County, Tennessee.

The legal description herein is the same as in the previous instrument of record. No new legal description was prepared for this transfer.

This property is conveyed subject to:

1. 1998 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 5200, page 316, Register's Office for said County.

3. Master Deed and By-Laws of record in Book 5721, page 241, as corrected in Book 5740, page 897, Register's Office for said County.

4. Easement for sanitary sewers of record in Book 7692, page 861, Register's Office for said County.

This is improved property known as 4225 Harding Road, Unit #108, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and he covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 24th day of July, 1998.

James A. Varney, Jr.

James A. Varney, Jr.

By: Jane M. Varney, Attorney-in-fact

Jane M. Varney, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JANE M. VARNEY,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 24th day of July, 1998.

Notary Public

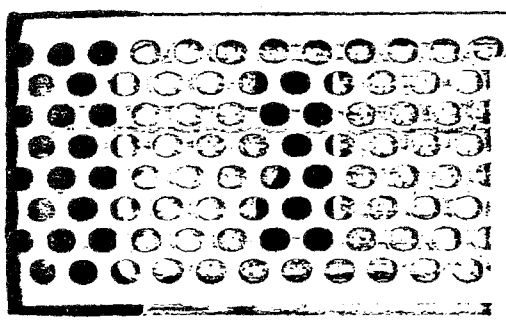
My Commission Expires: 11/27/99

0466596
IDENTIF. & REFERENCE

98 JUL 24 PM 4:06
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

0095586.01

94 07/24 01:01 03CHECK 355.1



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

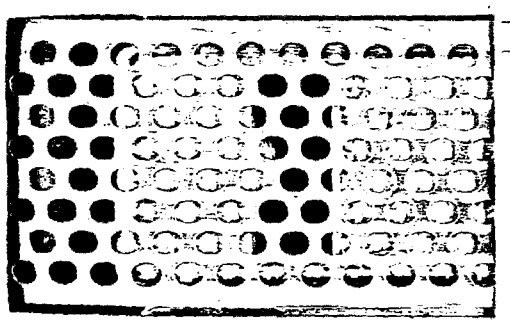
BOOK 11034 PAGE 592

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 93000.00
				CON TX 344.10
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 355.10
				CHECK 355.10
		07/24/98	01	16:09 0001 8004



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0466596
IDENTIF. # REFERENCE

98 JUL 24 PM 4:06

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1323642